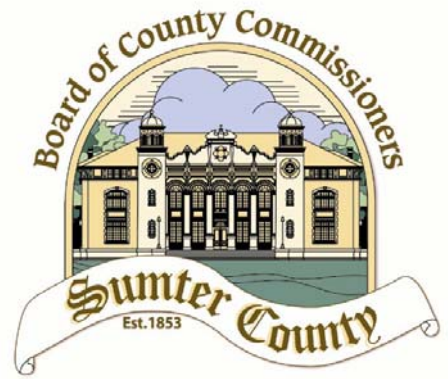


Board of County Commissioners

Division of Planning & Development

Code Compliance Department

209 North Florida Street, Room 307 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
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CODE ENFORCEMENT BOARD

June 13, 2005

The regular meeting of the Code Enforcement Board of Sumter County, Florida was called to order on Monday, June 13, 2005, at 6:00 P.M. followed by the Pledge of Allegiance.

The following board members were present: Horton Barnes-Chairperson, Charles Castle, Cheryl Barnes, Drexel Clark, Dixie Ruzzo, and Terry Pasko.

Tommy Messer, board member, had an excused absence.

Present from the Code Compliance staff were Paul Jochum-Code Compliance Manager, Al Folden-Code Compliance Inspector, Janice Love-Code Compliance Inspector, and Alysia Akins-Code Enforcement Board Secretary.

Terry Neal, Attorney for the Sumter County Code Compliance Inspectors, was present.
Randall Thornton, Attorney for the Code Enforcement Board, was absent.

Mr. Castle made a motion to approve the minutes from the May 9, 2005 meeting. Mrs. Barnes seconded the motion and the motion carried.

Mr. Jochum and Mr. Folden were sworn in.

Old Business:

The following cases were issued an affidavit of compliance:

CE2004-0053/Strickland
CE2004-0209/Wells-Davis
CE2004-0396/Armstrong
CE2004-0491/Creel

The following case was issued an affidavit of non-compliance:

CE2004-0547/Howard

New Business:

The following cases were issued an affidavit of pre-hearing compliance:

CE2003-0009/Stephens
CC2003-245/Estrada

File: CE2004-0046/Gregis-Grenko

911 Address: 2409 CR 204/Oxford

Parcel: C12=011/OR – 597, PG – 87

SCCV: 6-104(2) and 13-E 312 SHC 307.4

The Respondents, Tony Gregis and Sally Grenko-Gregis, were present and sworn in. Mr. Jochum testified the Notice for Hearing had been sent by certified mail and the return receipt had been received on 4/27/05. Mr. Jochum testified 6/13/05 had been his last visit to the property and found it to be in compliance, but due to the violations being a continuing offense, this case was brought to the board. Mr. Jochum submitted photographs into the record that had been taken on 1/29/04, 3/29/05, and 5/23/05 reflecting the violations. Mr. Jochum recommended a fine of \$1 plus staff costs. Mrs. Grenko-Gregis testified when they put their trash out front, the neighborhood dog would get into it. Mrs. Grenko-Gregis testified they were currently remodeling their house due to an appraisal for the purpose of building a new house. Mr. Gregis testified his wife was currently fighting cancer, has been sick and plans to have surgery. Mr. Gregis testified he had recently changed jobs and works fewer hours, therefore he is home more now and will try to keep the property cleaned up.

Mr. Castle made a motion to order the Respondents pay a fine of \$1 plus staff costs. Mrs. Ruzzo seconded the motion and the motion carried. Mrs. Barnes declared a conflict of interest due to her business performing the appraisal on the Respondents' house.

File: CE2004-0229/Judge

911 Address: 11226 SW 53rd Street/Croom

Parcel: R10A077/OR – 1226, PG - 744

SCCV: 6-104(2), 6-104(3), 6-104(4), and 21-1(A)

The Respondent, Keith Allen Judge, was present and sworn in. Mr. Jochum testified the Notice for Hearing had been sent by certified mail, but had been returned, therefore the property was posted on 5/24/05. Mr. Jochum testified 6/13/05 had been his last visit to the property and the number of vehicles had been reduced, but the trash still remained. Mr. Jochum submitted photographs into the record that had been taken on 8/9/04, 1/13/05, 5/24/05, and 6/13/05 reflecting the violations. Mr. Jochum testified he had spoken to the Respondent on 5/10/04 and had granted him a 3-month extension. Mr. Judge testified he was in the process of removing the inoperable vehicles and vehicle parts. Mr. Judge testified he was also trying to remove the mobile home since he had an interested buyer for the property. Mr. Judge testified his brother had been residing on the property and had left all of the trash and junk. Mr. Judge requested 30 days to finish cleaning up the property.

Mr. Castle made a motion to allow the Respondent 30 days to remove the mobile home, inoperable vehicles, junk, and trash from the property, or a fine of \$25 per day would be assessed for each and every day of non-compliance. Mr. Pasko seconded the motion and the motion carried.

File: CE2004-0236/Thompson

911 Address: 3653 CR 405DW/Lake Panasoffkee

Parcel: F30C132/OR – 428, PG - 762

SCCV: 6-104(2), 6-104(4), 13-364(b)(2)(f), and 13-E-312 SHC 307.4

The Respondent, Russell Thompson, and friend, Patricia Watson, were present and sworn in. Mr. Jochum testified the Notice of Hearing had been sent by certified mail and the return receipt had been received on 2/22/05. Mr. Jochum testified he had last visited the property on 6/13/05. Mr. Jochum submitted photographs into the record that had been taken on 7/13/04, 1/12/05, 2/15/05, 5/23/05, and 6/13/05 reflecting the violations. Mr. Jochum testified he had spoken with Ms. Watson on 5/3/04 and had granted a 60-day extension due to Mr. Thompson's medical condition. Mr. Jochum testified he

had granted Mr. Thompson another extension on 7/23/04 due to the progress that had been made. The Respondent was informed he was allowed only one inoperable vehicle on his property. Mr.

Thompson testified he had heart problems and cancer. Mr. Thompson testified he was trying to clean up the property and planned to demolish the mobile home, but was waiting on the insurance adjuster. Mr. Thompson requested 60 days to finish cleaning up the property and demolish the mobile home.

Mrs. Barnes made a motion to allow the Respondent 60 days to remove all inoperable vehicles, trash, litter, and debris from the property, or a fine of \$25 per day would be assessed for each and every day of non-compliance. Mr. Castle seconded the motion and the motion carried.

Public Forum:

Lloyd Newcity was present and sworn in. Mr. Newcity testified he was a proud resident of Sumter County and paid property taxes. Mr. Newcity discussed his current health problems. Mr. Newcity testified he was a landlord and didn't understand why he was always held responsible for his tenants' actions. Mr. Newcity testified he had issues with the code compliance department and their procedures regarding landlord responsibilities. Mr. Barnes explained to Mr. Newcity the purpose of the Code Enforcement Board and informed Mr. Newcity he could address any concerns he had to the Board of County Commissioners.

There being no further business, Mrs. Barnes made a motion to adjourn. Mr. Castle seconded the motion and the motion carried.

The meeting adjourned at 6:50 PM.

Chairperson

Recording Secretary